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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RECREATIONAL USE TO RESIDENTIAL USE ZONE IN ASIFNAGAR VILLAGE AND MANDAL, HYDERABAD DISTRICT.

*[G.O.Ms.No. 525, Municipal Administration & Urban Development,
21st August, 2009.]*

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Zonal Development Plan for Zone-VI of Municipal Area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 707, Part-I, dated: 03-12-2008 as required by sub-section (3) of the said Section.

VARIATION

The site in Plot No. 133, S.No. 1/3 and 1/4 at Sri Dattatreya Co-op. Housing Society Ltd., Asifnagar Village and Mandal, Hyderabad District to an extent of 747.76 Sq.Mtrs. the boundaries of which are given in the schedule below, which is presently earmarked for recreational use zone in the notified ZDP for Zone-VI of Municipal area is designated as Residential use, subject to the following conditions:

1. that the applicant shall pay development charges within thirty days to Hyderabad Metropolitan Development Authority / GHMC as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority / GHMC before issue of final orders.

3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority / GHMC before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. after demolition of the existing building, clearances if any required from Urban Land Ceiling Authorities should be obtained before approaching the Municipal Authorities for obtaining permission.
13. that the applicant shall maintain 50'-0" wide abutting road as per approved layout.

SCHEDULE OF BOUNDARIES

- NORTH** : Existing 46'-0" wide B.T. road.
- SOUTH** : Hillock.
- EAST** : Plot No. 134 & 135 (S.V. Raju Heavens Apartment).
- WEST** : Plot No. 132 (Sita Heights Apartment).

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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